

STATE OF TEXAS §

COUNTY OF TRAVIS §

**RECORDATION OF THE RULES AND REGULATIONS
OF
SCOFIELD RESIDENTIAL OWNERS ASSOCIATION, INC.**

(Related to Enforcement and Fining Policy, and Payment Application Policy)

Document reference. Reference is hereby made to that certain Scofield Residential Area Declaration of Covenants, Conditions and Restrictions, filed in Vol. 11863, Pg 1146, in the Official Public Records of Travis County, Texas (together with all amendments and supplements, the "**Declaration**").
Reference is further made to those certain Bylaws of Scofield Residential Owners Association, Inc., filed as Document No. 2007073244 in the Official Public Records of Travis County, Texas (together with all amendments and supplements, the "**Bylaws**").

WHEREAS the Declaration provides that persons owning lots subject to the Declaration are automatically made members of Scofield Residential Owners Association, Inc. (the "**Association**"); and

WHEREAS the Association, acting through its board of directors (the "**Board**"), is authorized to adopt and amend rules governing the affairs of the Association;

THEREFORE the Covenant Enforcement and Fining Policy & Payment Application Policy has been, and hereby is, adopted as provided in Exhibit "A", and this instrument is filed of record to put members of the public on notice of the substance and existence of same, as is required under Section 202.006 of the Texas Property Code.

APPROVED and ADOPTED the 28 day of March, 2011.

SCOFIELD RESIDENTIAL OWNERS ASSOCIATION, INC.
Acting by and through its Board of Directors

Steven Walden
NAME: Steven Walden
TITLE: President

Exhibit "A": Covenant Enforcement and Fining Policy & Payment Application Policy

[Notary Block on Following Page]

Acknowledgement

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This instrument was acknowledged before me on the 28 day of MARCH, 2011, by STEVEN WALDEN in the capacity stated above.



K. Williams
Notary Public, State of Texas
KIRSTIN LEIGH WILLIAMS

Exhibit "A"

SCOFIELD RESIDENTIAL OWNERS ASSOCIATION, INC.

COVENANT ENFORCEMENT AND FINING POLICY

When an issue of non-compliance is observed or reported, the following are guidelines for situations where a violation is not corrected. Please note, any report of a violation should be submitted in writing to the management company before a notice will be mailed.

- 1st NOTICE: Friendly notice informs the owner of the situation
- 2nd NOTICE: Requests homeowner to cure violation in 10 days and notifies if not cured an initial fine will be assessed (sent certified mail, return receipt requested)*
- 3rd NOTICE: Homeowner is fined \$25 00 and is given a deadline to cure or daily fines will be imposed
- 4th NOTICE: Homeowner is fined \$25 00 per day from the date of the notice until cure

Pursuant to the declaration, each day of the violation may be considered a separate violation, thus a \$25 daily fine may be assessed for each day the violation remains uncured.

1. Owners liable for enforcement costs Owners shall be held liable for all enforcement costs, including attorney's fees, incurred by the Association due to violations of the governing documents of the Association.
2. Owners liable for tenants/residents/guests Owners are responsible for all violations committed by their tenants, residents, guests or invitees
3. Association cure of violation Subject to the restrictions contained in Declaration Section 5.5, the association may enter at any time in an emergency, or upon 24 hours notice in a non-emergency, on a Lot or any Common Area for the purpose of enforcing the Declaration or other governing documents. All costs incurred shall be the responsibility of the lot Owner
4. Hearing prior to enforcement action Before the Association may suspend an Owner's common area use rights, issue a fine, charge a damage assessment, or file suit other than for collection of assessments, Owners have a right to submit a written request for a hearing to discuss and verify facts and resolve the matter in issue before a committee appointed by the Board or before the Board if the Board does not appoint a committee.* If the hearing is before a committee, the owner will have the right to appeal before the Board *
5. Right to suspend Common Area usage The Board may suspend and owner's rights to use the Common Area for any time an assessment remains unpaid, or for up to 60 days for any non-assessment infraction of the governing documents. (See also Declaration Section 9.3)
6. If violation is corrected After an owner corrects the violation (if the violation is of a nature that can be corrected), no further action will be taken unless further reoccurrence and / or the Owner fails to pay any fine (s) assessed or otherwise comply with the requirements imposed by the Association for curing the violation.

- 7 Late fees. Per Declaration section 7.6, the Board may impose a one-time late fee for each payment due to the association that is not paid in a timely manner. The Board may set the amount of the late fee from time to time.
8. The above notice procedure is a guideline. The Board expressly reserves the right to deviate from this procedure, including adding additional or subtracting notices, provided that all state notice requirements are met.
9. The enforcement and fine procedures outlined herein are not the exclusive remedies available to the Association when a violation occurs. These procedures may be used in conjunction with any other remedy available, both under the governing documents and in applicable law.

*See Texas Residential Property Owners Protection Act: 209.006 and 209.007

PAYMENT APPLICATION POLICY

Any payment received by the Scofield Residential Owners Association, Inc. from an Owner whose account reflects an unpaid balance may be applied to all non-assessment items first (attorney fees, violation fines, late charges, interest, other cost of collections, etc.) and then to special and annual assessments and last to regular assessments.

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After recording, please return to:

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Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701



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Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

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